

OFFICE FOR LEASE

804 SARAH STREET

804 SARAH STREET, STROUDSBURG, PA 18360



FOR LEASE

KW COMMERCIAL
800 Main St
Stroudsburg, PA 18360



Each Office Independently Owned and Operated

PRESENTED BY:

SEAN FOX
Associate
O: (570) 213-4900
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sfox@kwcommercial.com
RS346710

DISCLAIMER

804 SARAH STREET



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EXECUTIVE SUMMARY

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OFFERING SUMMARY

LEASE RATE /MONTH:	\$450 - 600
BUILDING SF:	9,504
RENTABLE SF:	185 - 260
YEAR BUILT:	1978
BUILDING CLASS:	B
FLOORS:	3
HVAC:	Individual In room
PARKING:	Private
ZONING:	R-2

PROPERTY OVERVIEW

KW Commercial, The Daniel Perich Group is offering office spaces for lease in downtown Stroudsburg. Located just two blocks from Main Street, this building offers the accessibility to downtown and the convenience of on-site parking. Tenant is only responsible for telephone and internet, all other utilities are included in the rental rate.

Available Spaces

Suite	Size	Rate	Type
305	185	\$450 /mo	Gross



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LOCATION & HIGHLIGHTS

804 SARAH STREET



LOCATION INFORMATION

Street Address: 804 Sarah Street

City, State, Zip Stroudsburg, PA 18360

County: Monroe

Cross Streets: N 8th Street



LOCATION OVERVIEW

Enjoy the convenience of working in downtown Stroudsburg and being within walking distance to shops, restaurants, and the Monroe County courthouse. Property is located in Stroudsburg Borough, Monroe County, PA. Access to and from Interstate 80 West is 0.5 mile from property. It is in the state's Poconos region, approximately five miles from the Delaware Water Gap. It is also the county seat of Monroe county. Stroudsburg is part of the East Stroudsburg, PA Metropolitan Statistical Area, which in turn is part of the New York combined statistical area.



PROPERTY HIGHLIGHTS

- Private Parking
- 2 Blocks from Courthouse
- 24 Hour Access
- Security Cameras
- Supplemental Grid-Tied Solar

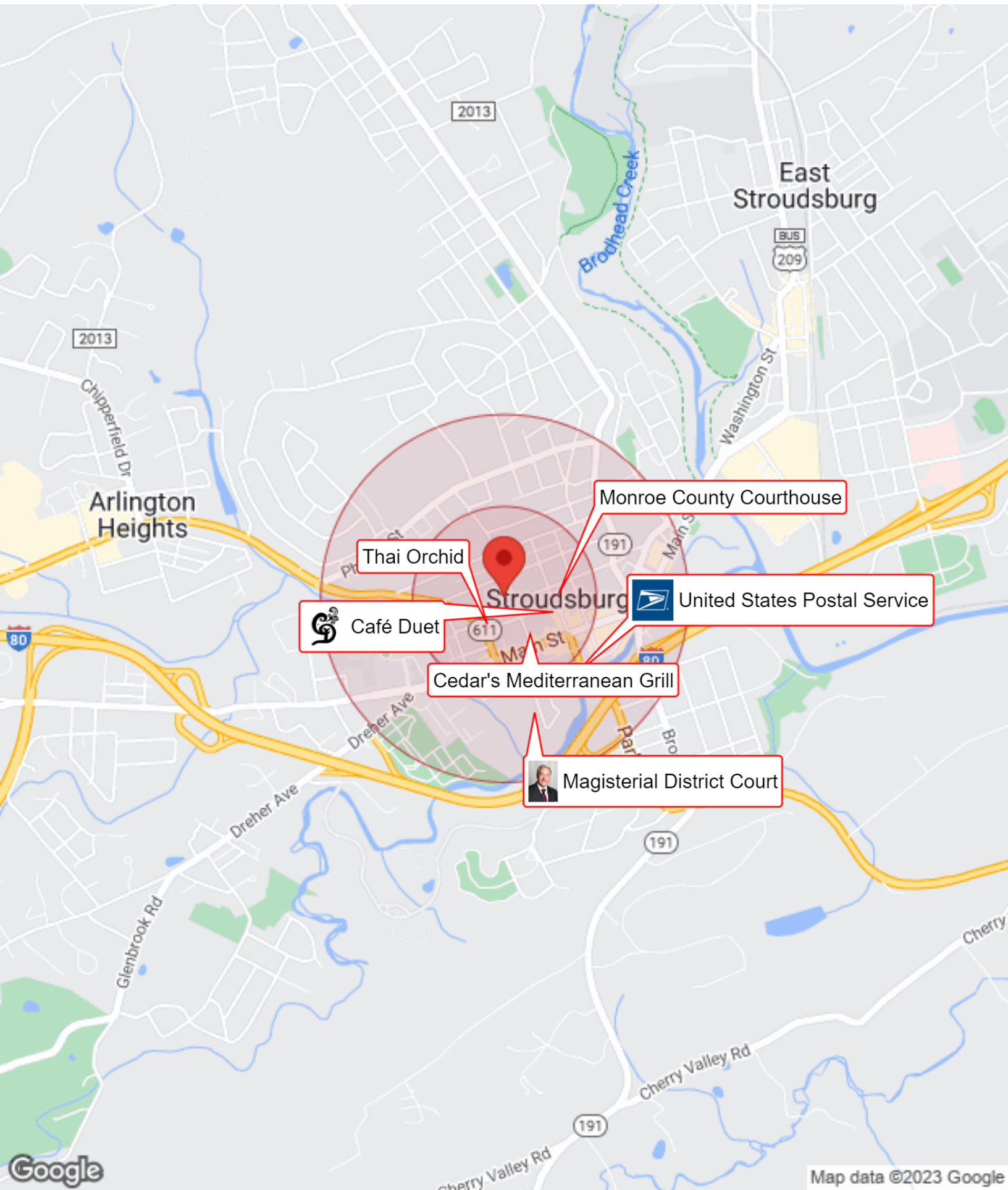
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BUSINESS MAP

804 SARAH STREET



Thai Orchid

Monroe County Courthouse



Café Duet



United States Postal Service

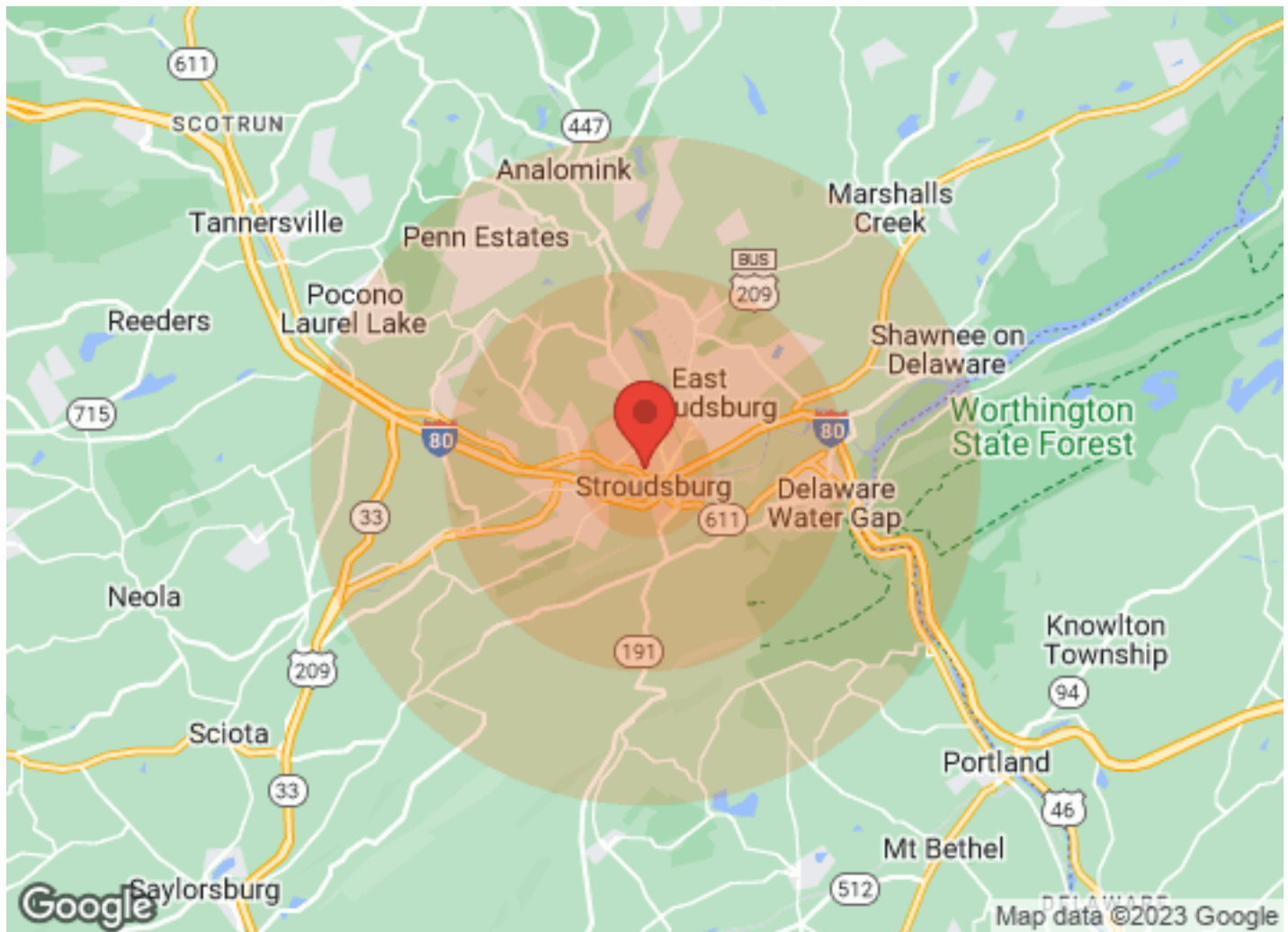
Cedar's Mediterranean Grill



Magisterial District Court

DEMOGRAPHICS

804 SARAH STREET



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	3,341	12,096	21,957	Median	\$40,445	\$47,266	\$52,248
Female	3,583	12,901	22,674	< \$15,000	663	1,273	1,716
Total Population	6,924	24,997	44,631	\$15,000-\$24,999	455	1,291	1,743
				\$25,000-\$34,999	355	1,112	1,697
Age				\$35,000-\$49,999	371	1,254	2,075
Ages 0-14	1,013	3,457	6,898	\$50,000-\$74,999	361	1,470	2,766
Ages 15-24	868	3,044	6,101	\$75,000-\$99,999	267	977	2,046
Ages 25-54	3,217	10,204	17,341	\$100,000-\$149,999	301	1,400	2,704
Ages 55-64	767	3,356	6,021	\$150,000-\$199,999	83	285	652
Ages 65+	1,059	4,936	8,270	> \$200,000	82	255	557
				Housing			
Race				Total Units	3,220	10,036	17,459
White	5,595	20,662	34,984	Occupied	2,886	9,235	15,605
Black	732	2,347	5,665	Owner Occupied	1,004	5,204	10,412
Am In/AK Nat	4	12	15	Renter Occupied	1,882	4,031	5,193
Hawaiian	N/A	N/A	N/A	Vacant	334	801	1,854
Hispanic	969	2,811	5,716				
Multi-Racial	1,104	3,142	6,628				

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